WARRANTY DEED

P-AK-10-0312

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2010

Notary Public

MY COMMISSION EXPIRES 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Kay S. Simmons	NEW OWNER (NAME)	
312 Chesterfield Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212-4021 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104100G00100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK FRANKLIN HUNT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAY S. SIMMONS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of Chesterfield Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instr. 200001260008578, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Chesterfield Avenue Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to MARK FRANKLIN HUNT, UNMARRIED by deed from EDWARD SIMPSON, MARRIED of record in Instrument 200004180038769 on 04/14/2000 and filed for record on 04/18/2000, Register's Office for DAVIDSON County

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1835, page 61, and Instrument No. 200001260008578, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 312 CHESTERFIELD AVE, NASHVILLE, Tennessee 37212-4021
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of May, 2010.

Mark Franklin Hunt

BILL GARRETT, Davidson County
Trans:T20100031593 DEEDWARR
Recvd: 05/26/10 10:27 2 pgs
Fees:13.00 Taxes:573.50

20100526-0040517

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~DAVIDSON~~

On this the 14th day of May, 2010, before me personally appeared Mark Franklin Hunt, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 14th day of May, 2010.

Notary Public

My Commission Expires.

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959